

This instrument prepared by

(Name) W. A. Jenkins, Jr.

(Address) 300 Frank Nelson Building, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

19810410000039200 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
04/10/1981 00:00:00 FILED/CERTIFIED

That in consideration of Twenty-two Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Neil Proctor Damron and wife, Kathryn E. Damron

(herein referred to as grantors) do grant, bargain, sell and convey unto
William R. Watkins and wife, Carol A. Watkins

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in SHELBY County, Alabama to-wit:

Lot 58, according to the Survey of Woodland Hills, 1st Phase,
4th Sector as recorded in Map Book 6, Page 24 in the Probate Office
of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1981
2. 35 foot building line as shown by recorded map
3. 10 foot easement on rear as shown by recorded map
4. Restrictions recorded in Misc. Volume 9, Page 11 in the Probate Office of
Shelby County, Alabama.
5. Mortgage to Robinson Mortgage Company, Inc. filed for record January 29, 1975
and recorded in Volume 344, Page 166 in the Probate Office of Shelby County,
Alabama and subsequently assigned to The Lomas & Nettleton Company in Volume 24,
Page 511 in said Probate Office

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 7th
day of April, 1981

WITNESS:

CLERK OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

(Seal)

1981 APR 10 AM 9:51

(Seal)

William R. Watkins
(Seal)

Neil Proctor Damron (Seal)

(Neil Proctor Damron)

Kathryn E. Damron (Seal)

(Kathryn E. Damron)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

Deed 22.00
Rec. 1.50
Sub. 1.00
24.50

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State,
hereby certify that Neil Proctor Damron and wife, Kathryn E. Damron
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 7th day of April, A. D., 1981

Notary Public